# Z-2285 NORTH CENTRAL HEALTH SERVICES R1B TO NB

**STAFF REPORT** MARCH 9, 2006

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#### REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner with consent of owner, Lafayette School Corporation, and represented by Thomas B. Parent of Stuart & Branigin, is requesting rezoning of an L-shaped property at the southeast corner of Union and 18<sup>th</sup> Streets, a portion of which is more commonly known as Kennedy Field, 1809 Union Street, Lafayette, Fairfield 21 (SE) 23-4.

Petitioner proposes the construction of a two-story building which would house five individual not-for-profit entities all engaged in various social services. The five entities include: Family Services, Inc., Sycamore Council Girl Scouts, Tippecanoe Chapter of the American Red Cross, Lafayette Transitional Housing, and Abilities Services.

#### **ZONING HISTORY AND AREA ZONING PATTERNS:**

The site in question is currently zoned R1B as are properties to the southeast and southwest. Adjacent to the south is R1 zoning, to the west, north and northeast is a mix of R2 and R3 zoning. The closest commercial zoning is ½ block to the west adjacent to the former railroad corridor where some properties are zoned GB and NB, and land on the north side of Salem Street, a block due north, which is zoned NB.

#### **AREA LAND USE PATTERNS:**

The half of the site that fronts 18th Street was formerly used as a football field; the portion of the site that extends to the east is hilly and heavily wooded. Murdoch Park adjoins this land to the south; across 18<sup>th</sup> Street is a mix of single-family, two-family and multi-family residences. Huntington Bank has a branch immediately across Union (in the R3 district by special exception – BZA-825) and a mix of single and two-family dwellings are to the northeast. Immediately to the east is Stonecrest Apartments and Rosewalk Village Assisted Living facility.

#### TRAFFIC AND TRANSPORTATION:

Both 18<sup>th</sup> and Union Streets are classified as urban primary arterials in the adopted Thoroughfare Plan. Petitioner has been working with both the City Engineer's Office and GLPTC to ensure potential clients of the five agencies would be able to use public transportation to get to the site. A revised site plan submitted to staff shows a bus pulloff on 18<sup>th</sup> Street close to the west side of the proposed building with parking spaces on all other sides of the building.

The parking standard for social service offices is one space per 200 square feet of gross floor area. The revised lay-out for the property shows a building of 44,756 square feet with 164 parking spaces; the ordinance requires 224 spaces. (Originally, NBU zoning was discussed for this site, a district which requires only 60% of the standard parking requirement. This layout exceeds the NBU parking standard. When it became clear that this property was not within the urbanized area, and was not eligible for "U" zoning, NB zoning was requested with its greater parking space requirement.) Petitioner is planning on requesting a parking variance from the Area Board of Zoning Appeals, Lafayette Division.

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water serve the site in question. Originally, petitioner was planning to install an underground drainage system for the property; however the revised site plan includes two "proposed dry bottom detention ponds" near the corner of the intersection. Any drainage proposal would have to be approved by the City Engineer's Office.

#### **STAFF COMMENTS:**

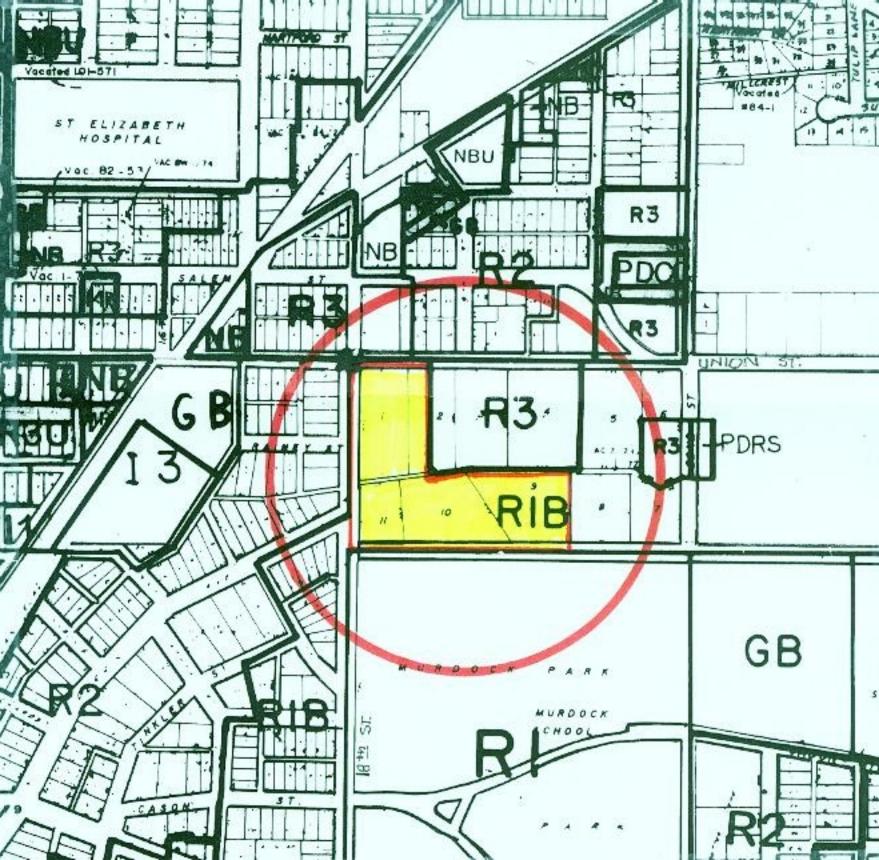
The portion of this request at the corner of 18<sup>th</sup> and Union, according to the revised site plan, shows a park-like setting including two "picnic areas", 8' wide walks and landscaping. The proposed two-story building would be closer to the southwest corner of the site; a 2160 square foot out-building is also shown to the southeast and a small gazebo is planned south of the main building. It should be noted that this is a nonbinding site plan; petitioner's current plans for landscaping and buildings could change.

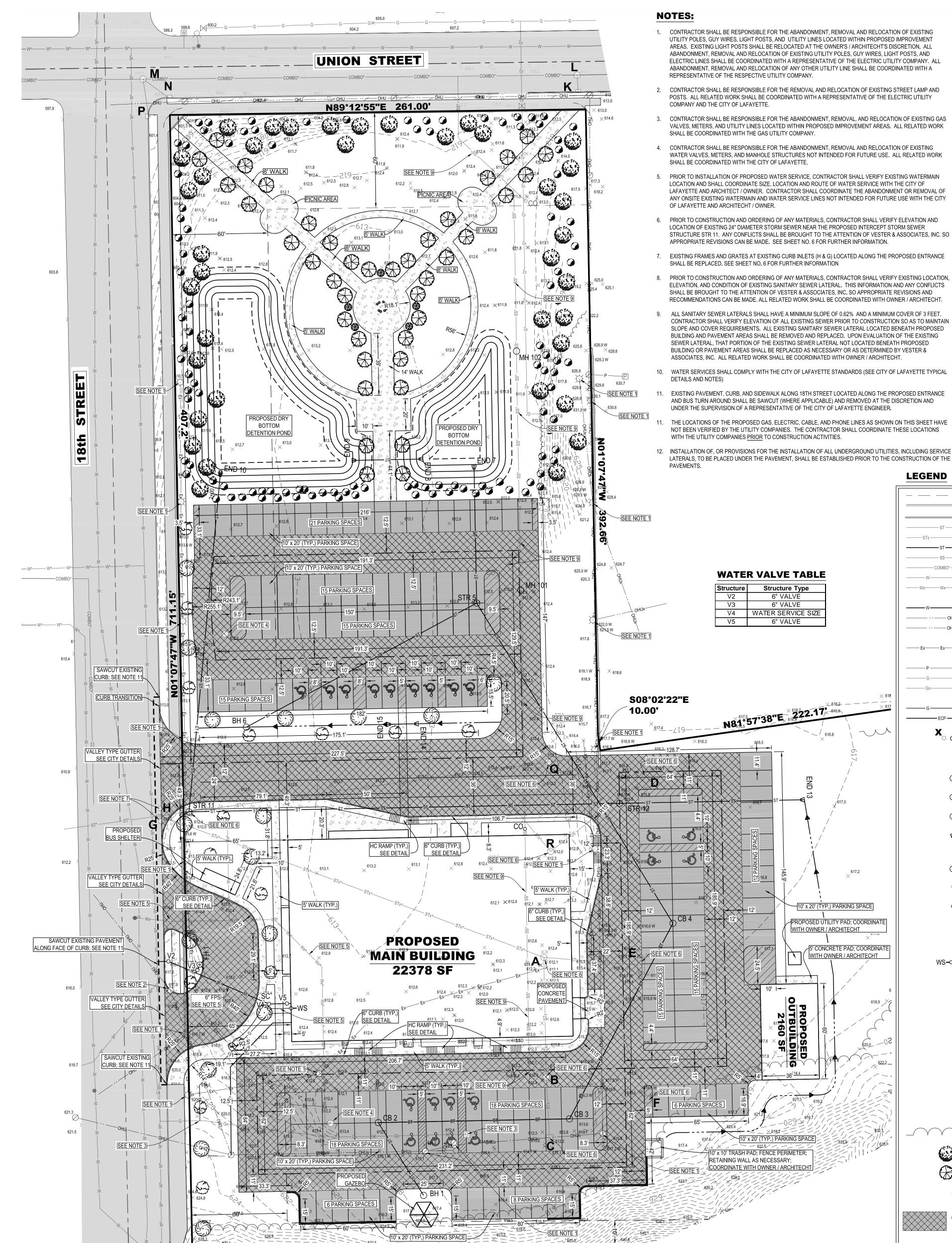
In 1989, Lafayette Common Council adopted an Amendment to the Adopted Land Use Plan to Guide Future Development within the Union/Salem Corridor, a land use plan created by staff with input from a corridor task force made up of concerned residents, property owners and business owners within the corridor. This plan amendment shows an "institutional future" for the Kennedy Field part of the petition site; the wooded portion of the property sandwiched between Murdoch Park and the rear of Stonecrest Apartments and the Rosewalk facility is shown as "moderate-density residential". One of the principal reasons City Council gathered this task force together in 1988 to study the corridor, was the "hearings that led to approval of the new bank" across Union Street from the site in question. Although this bank was permitted under the old ordinance by special exception in the R3 district, many residents felt it was a commercial intrusion into their residential neighborhood. The plan amendment strongly discouraged the further spread of businesses along 18<sup>th</sup> Street south of Elmwood.

Staff's predicament is the fact that the proposed use actually fits the "institutional future" shown in the plan amendment; however the zoning that that use is required to have. Neighborhood Business, would seem to embody the commercial expansion the plan was seeking to prevent. The UZO category, "individual and family social services" only permits those uses in seven of our eight commercial zones. Of those seven zones, NB would offer the neighborhood the most protection. Once the building is built, petitioner's representative has assured staff that it would be nearly impossible for any of the five not-for-profit entities occupying the building to sell their interest to a "for-profit" company or organization. The private partnership between North Central Health Services and the social service agencies which would occupy the proposed building is sufficient for staff to recommend approval of this request.

### **STAFF RECOMMENDATION:**

Approval





SHADE TREES (FOR USE WITHOUT OVERHEAD POWER LINES AND LARGER

**PLANTING AREAS) BOTANICAL NAME COMMON NAME BETULA NIGRA** RIVER BIRCH GINKGO BILOBA GINKGO CELTIS OCCIDENTALIS **HACKBERRY** LITTLELEAF LINDEN TILIA CORDATA GLEDITSIA TRIACANTHOS HONEY LOCUST ACER PLATANOIDES NORWAY MAPLE ACER RUBRUM RED MAPLE SUGAR MAPLE ACER SACCHARUM QUERCUS MACROCARPA BUR OAK QUERCUS RUBRA NORTHERN RED OAK QUERCUS IMBRICARIA SHINGLE OAK QUERCUS BICOLOR SWAMP WHITE OAK QUERCUS ALBA WHITE OAK LIQUIDAMBAR STYRACIFLUA **SWEETGUM** 

UNDERSTORY TREES (USE WHEN BENEATH POWER LINES OR IN SMALL **PLANTING AREAS)** 

**BOTANICAL NAME** COMMON NAME WASHINGTON HAWTHORNE CRATAEGUS PHAENOPYRUM CALLERY PEAR PYRUS CALLERYAN MALUS FLORIBUNDA JAPANESE FLOWERING CRABTREE CRATAGUS VIRIDIS **GREEN HAWTHORN** CORNUS MAS CORNELIAN CHERRY CARPINUS CAROLINIANA AMERICAN HORNBEAM CARPINUS BETULUS EUROPEAN HORNBEAM ACER GINNALA AMUR MAPLE **HEDGE MAPLE** ACER CAMPESTRE PAPERBARK MAPLE ACER CRISEUM MORUS ALBA WHITE MULBERRY

ANY OF THE ABOVE ITEMS MAY BE USED AS INDICATED ON THIS LANDSCAPE PLAN. ADDITIONAL LANDSCAPING SUBSTITUTES MAY BE USED UPON THE LANDSCAPERS DISCRETION. THE CONCEPT OF THE OVERALL LANDSCAPE PLAN, HOWEVER; SHALL REMAIN THE SAME.



—— —= MINIMUM BUILDING SETBACK LINE

-= EXISTING STORM SEWER

EXISTING WATER MAIN

= EXISTING PHONE LINE

-= PROPOSED GAS LINE

SEE NOTE 7

STRUCTURE

CATCH BASIN

APPLICABLE

SEE NOTE 8

X X

= EXISTING COMBINATION SEWER

== PROPOSED 6" STAND CURB; SEE DETAIL

-= EXISTING STORM SEWER TO BE REMOVED -= PROPOSED "PRIVATE" STORM SEWER = EXISTING SANITARY SEWER LATERAL

= EXISTING WATER MAIN TO BE ABANDONED

RELOCATED, OR REMOVED; SEE NOTE 5

EXISTING OVERHEAD UTILITIES TO BE

RELOCATED OR REMOVED; SEE NOTE 1

-= EXISTING UNDERGROUND ELECTRIC TO BE RELOCATED OR REMOVED; SEE NOTE 1

EXISTING GAS LINE TO BE ABANDONED, RELOCATED, OR REMOVED; SEE NOTE 3

= PROPOSED ELECTRIC, PHONE, CABLE TV,

= EXISTING CURB INLET TO BE MODIFIED;

= PROPOSED "PRIVATE" STORM SEWER

○ = EXISTING MANHOLE; SEE NOTE 4 WHERE

= EXISTING SANITARY LATERAL CLEANOUT

= PROPOSED SANITARY LATERAL CLEANOUT

AND FIBER OPTIC (IF AVAILABLE)

= EXISTING STORM SEWER CATCH BASIN TO BE REMOVED; SEE NOTE 6

OSTR X = PROPOSED "PRIVATE" STORM SEWER

OBH X = PROPOSED "PRIVATE" BEEHIVE INLET

END X = PROPOSED "PRIVATE" END SECTION

OMH X = PROPOSED SANITARY SEWER MANHOLE

FROM REFERENCE; SEE NOTE 8

= PROPOSED WATER VALVE

= PROPOSED FIRE HYDRANT

WATER SERVICE

■ = EXISTING PHONE RISER

WHERE APPLICABLE

= EXISTING WATER VALVE

WHERE APPLICABLE

WHERE APPLICABLE

G = EXISTING GAS METER;

**E** = EXISTING ELECTRIC METER

OR 2 AS APPLICABLE

= PROPOSED SHADE OR

UNDERSTORY TREE

─= EXISTING TREELINE

⋈ = EXISTING GAS VALVE

SC O = PROPOSED POST INDICATOR VALVE

WITH SIAMESE CONNECTION

-= PROPOSED SINGLE 1-1/2" (MIN.)

FPS = FIRE PROTECTION SERVICE LINE

**Ⅲ** = EXISTING WATER METER; SEE NOTE 4

Ø = EXISTING UTILITY POLE; SEE NOTE 1

= EXISTING GUY WIRE; SEE NOTE 1

SEE NOTE 3 WHERE APPLICABLE

= PROPOSED UNDERSTORY TREE

= HATCHED PAVEMENT AREA INDICATES PAVEMENT SECTION NO. 2; ALL OTHER PAVEMENT AREAS SHALL BE PAVEMENT SECTION NO. 1, UNLESS

OTHERWISE SPECIFIED COORDINATE WITH

OWNER / ARCHITECHT

COORDINATE WITH OWNER / ARCHITECHT

== EXISTING CURB

THESE PLANS ARE VOID UNLESS SIGNED AND DATED. PLAN HOLDER IS RESPONSIBLE FOR VERIFYING THAT THIS SET OF PLANS CONFORMS WITH THE ORIGINAL APPROVED AND SIGNED PLANS FROM ALL REGULATORY AGENCIES. NO. 10100182 STATE OF Uniso/ONAL

JOB NO: SHEET: OFFICE INFORMATION: :\PROJECTS\05XXX\05582\dwg\CP 05582-SITE-LANDSCAPE.dwg 5 DRAWING DATE: Mar. 01, 2006 C **DESIGN BY: PEW %**2 DRAWN BY: PEW **CHECKED BY: TAB** 

FIELD BOOK# ----

**PROPOSED SITE CONDITIONS:** 

TOTAL PARKING SPACES PROVIDED:

TREE QUANTITIES PROVIDED

UNDERSTORY TREES ONLY:

TOTAL TREES:

SHADE OR UNDERSTORY TREES:

HANDICAPPED ACCESSIBLE SPACES:

LOT AREA:

FRONT:

SIDE:

REAR:

VEGETATIVE COVER:

BUILDING COVER:

IMPERVIOUS SURFACE:

**BUILDING SETBACKS:** 

8.5 ACRES

25540 SQ.FT. (NEW)

60' (ALONG 18TH & UNION STREETS)

60% ±

40% ±

17

52

<u>55</u> 107



**OFFICE LOCATION:** 309 COLUMBIA STREET, SUITE 101 LAFAYETTE, INDIANA 47901 PHONE: (765) 742-6479 FAX: (765) 742-5271

http://www.vester.com

ALL UTILITY LINE TYPES WITH EMBEDDED '\*' INDICATES UTILITY

LOCATION SHOWN HEREON IS PER REFERENCE UTILITY PLANS.

SAID UTILITY PLANS ARE ON FILE IN THE CITY OF LAFAYETTE

ENGINEER'S OFFICE. LITTLE OR NO EVIDENCE OF THESE LINES

WAS FOUND. CONTRACTOR SHALL VERIFY THE LOCATIONS OF

THESE UTILITIES PRIOR TO CONSTRUCTION.

**UTILITY CONTACT INFORMATION** 

**TELEPHONE:** 

VERIZON COMMUNICATIONS

**CABLE TELEVISION:** 

ATTN: CHRIS HUANG

LAFAYETTE, IN 47909

(765) 423-3583

3216 IMPERIAL PARKWAY

INSIGHT COMMUNICATIONS

ATTN: KERRY PLANTENGA

325 SOUTH CREASY LANE

LAFAYETTE, IN 47905

(765) 447-9488 EXT. 302

**ELECTRICITY:** 

CINERGY, PSI

(765) 446-4004

GAS:

ATTN: BRIAN HALL

(765) 449-5605

LAFAYETTE, IN 47905

NOTE:

ATTN: JEFF BEUMEL

LAFAYETTE, IN 47901

601 NORTH THIRD STREET

VECTREN ENERGY DELIVERY

1250 SOUTH CREASY LANE

NORTH CENTRAL HEALTH SERVICES, INC. P.O. BOX 528 LAFAYETTE, INDIANA 47902

SITE UTILITY & LANDSCAPE PLAN

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 4 WEST, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA

NO.	REVISION:	DATE:
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